



DATE:	December 29, 2014
APPROVED BY:	Russell D. Schaedlich

MINUTES OF THE LAKE COUNTY PLANNING COMMISSION

December 16, 2014

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Chair Zondag called the meeting to order at 5:32 p.m.

ROLL CALL

The following members were present: Messrs. Adams, Brotzman, Flenner (alt. for Siegel), Martin (alt. for Troy), Morse, Schaedlich, Zondag, and Mmes. Hausch, and Pesec. Legal Counsel present: Assistant Prosecutor Gianine (Nina) Germano. Planning and Community Development Staff present: Mr. Radachy and Ms. Myers.

MINUTES

Ms. Hausch moved and Mr. Martin seconded the motion to approve the November 25, 2014 minutes as submitted.

Six voted "Aye".

FINANCIAL REPORT

Mr. Radachy informed the members that the office had received its temporary budget for the beginning quarter of 2015. We will need to ask for some minor increases in funding from the Commissioners of about a \$200 to \$400 to cover invoices to be paid through December. The staff will receive a 2.5% cost-of-living increase in January. We are showing some reduction in the in the 2015 budget funding. Some of the decrease is attributable to the need for one less ESRI (GIS vendor) license. Mileage and postage were increased and supplies were decreased.

We are still waiting to get the temporary budget for the Community Development portion of the office. That should be out next week.

Mr. Morse moved and Mr. Flenner seconded the motion to accept the November 2014 Financial Report as submitted.

Six voted "Aye".

Ms. Pesecc arrived at 5:34 p.m.

PUBLIC COMMENT

There was no comment from the public.

LEGAL REPORT

Ms. Gianine Germano, Assistant Prosecutor, stated she did not have a legal report.

DIRECTORS REPORT

Mr. Radachy reported on the following items:

- The intern, Josh Myers, will be leaving the office on December 24, 2014 to take a ten-month AmeriCorps watershed position in Great Falls, Montana on January 5, 2015.
- The Director will be talking to the County Administrator about staffing needs in the beginning of 2015. Mr. Zondag offered to attend this meeting with him.

Mr. Zondag suggested the Director write a letter of recommendation for Mr. Myers.

Ms. Pesecc moved to have the Director write a letter of recommendation for Mr. Joshua Myers and to allow Mr. Zondag to sign it on the Commission's behalf. Ms. Hausch seconded the motion.

Seven voted "Aye".

Mr. Zondag asked if Mr. Radachy would be pursuing hiring another intern and he responded that he is hoping to be able to hire a permanent part-time person and not need to interview for another intern. He will keep the Commission informed.

Mr. Brotzman came in at 5:37 p.m.

ANNOUNCEMENTS

The 2015 NE Ohio Planning and Zoning Workshop location will be in the Mahoning County area. Mr. Radachy will have to go down to the Youngstown area to look at a couple facilities.

SUBDIVISION REVIEW

Concord Township – Quail Highlands, Phase III, Lot Split Plat, 60.869 Acreage, Two Lots

Mr. Radachy introduced the Quail Highlands, Phase III Lot Split Plat as being In Concord Township and consisting of 60.869 acres. One lot will be 6.869 acres and the second block will be around 54 acres. The Developer is Concord Real Estate Investments, LLC and the Engineer/Surveyor is CT Consultants. This property is located off Auburn Road and Discovery Lane. The Developer is re-dividing Block "D" and part of Sublot 2 from Quail Highlands, Phase I and a portion of Sublot 5 of Quail Highlands, Phase II. The parcel line and original subplot line need to remain on the Plat until the reconfiguration is completed.

Quail Highlands, Phase III is currently zoned RD-2 and GB. To the north of the property is I-90 and R-1, Single Family zoned property. To the south is RD-2, Research and Development. To the East is GB, Gateway Business, and to the west is R-8, Rural Residential and Recreation. These roads have already been platted.

The following proposed stipulations and comments have been submitted:

Proposed Final Plat Stipulations:

1. Remove the zoning information from the Plat. *Lake County Planning & Community Development*
2. Number Sublots 6 and 7 to reduce confusion between Sublot 1 of Quail Highlands, Phase 1. *Article III Section 10(E)(4)(b)(5)*
3. Quail Highlands, Phase 1 and Quail Highlands, Phase 2 extend the Subdivision to the centerline of Auburn Road. The Subdivision line for the Phase III shall extend to the centerline of Auburn Road. *Article III Section 10(E)(4)(b)(1)*
4. Utility easements shall be obtained. *Article III Section 10(E)(4)(b)(4)*
5. Add tick marks to all distances. *Lake County Engineer*
6. Tax Map Department was unable to perform a closure on the Subdivision. Sublot 1 may be off by 0.03 of foot. *Lake County Engineer*

7. Clarify the 326.71 and 356.85 distances on Sublot 2. *Lake County Engineer*
8. Missing monumentation. The older plats are showing IPS. It would be good to have those called out. *Lake County Engineer*

Proposed Final Comments:

1. No deficiencies per standards or regulations. *Concord Twp. Trustees*
2. This Subdivision includes property that is currently part of a zoning map amendment requested by a developer (Application #1114-0137) and is scheduled for a public hearing on January 6, 2015 by the Concord Township Zoning Commission. Public notice for said hearing will be advertised on December 24, 2014 which will include references to the applicable permanent parcel numbers. Therefore, if this plat is recorded and new parcel numbers can be provided **prior to December 24, 2014**, then we would recommend approval. However, if new parcel numbers are not given prior to the public notice being advertised, we strongly recommend that this plat not be recorded until the closing of the Zoning Commission's public hearing for the Zoning Amendment Application #1140137, as this would create a conflict with the public notice that was advertised for said hearing. *Concord Twp. Trustees*

Mr. Zondag pointed out that Block D has an ingress/egress off Auburn Road. By splitting this plot of land, there will not be an ingress/egress to the back portion of the split property. Mr. Radachy stated that there were a few options for access to this portion. They could connect to Discovery Lane in Sublot 5 in the future. There is also a possibility of purchasing other property for access to this property. Eventually, there will be a road with the extension of Discovery Lane.

Mr. Radachy stated there was a zoning district change for 8.41 acres of this Subdivision to go from GB, Gateway Business and RD-2, Research & Limited Industrial to GH, Gateway Health on the agenda to be discussed later. Right now we are discussing allowing a lot split plat to be done in this Subdivision.

Mr. Radachy said they were checking to make sure the lots conform to current zoning.

Mr. Zondag mentioned a big gorge somewhere on the property. Mr. Radachy showed where it was located near the back of the property with a stream going back into the pond. It was actually more of a ravine. There are no Improvement Plans to show us the topography of the lot. It was already split in 1987 and they are currently reconfiguring the lots that they have.

Mr. Zondag was concerned about a portion of the property between the one we are going to break off and the piece with the ravine being landlocked. Mr. Radachy replied that there was no road right now. Concord Real Estate Investments currently owns Lot B and another lot that could be reconfigured to gain access.

Mr. Radachy said the Developer owns the lot with the pond on it, the whole area marked in red and Block "B". They also own land to Capital Parkway.

Mr. Radachy stated it was originally suggested that the two potential sublots be numbered one and two. This created some confusion as Sublot 1 already existed and staff recommended changing them to Sublots 6 & 7 to make it easier in the future. They were also asked to remove the zoning information because the zoning on the Plat will be incorrect if the zoning is changed in the next four months.

Another concern Mr. Radachy had was that they needed to dedicate a utility easement. Dotted lines along the edge of Discovery Lane and Capital Parkway on both of the maps given tonight are the 10-foot utility easements that are required when they build the roads. If Block B is to be used as a road in the future, they will need to get a utility easement when it is dedicated. If they wind up splitting this off and selling it to someone else, there may be some difficulty getting a utility easement at a later date. It may be in everyone's best interest to require utility easements to be put in place at this time.

Mr. Zondag asked the difference between putting a road into a block or a right of way.

Mr. Radachy explained to Mr. Zondag that a block is a piece of property owned by a person where they could put a road in, is not a road but could be, and a right of way is where the road goes and is owned by a government agency. It is there for the purpose of putting in public utilities, sanitary sewers and water. They could put in a private road here.

In order for the Plat to be filed and for us to sign it, they will have to:

- (1) Add a utility easement,
- (2) Change the proposed lot numbers to 6 & 7,
- (3) Extend the Subdivision to the centerline of Auburn Road, and
- (4) Remove zoning information.

Mr. Zondag asked if there was enough space between Capital Parkway and Block B to put a road onto Auburn Road. Mr. Radachy answered "Yes".

Mr. Radachy was concerned that the Developer may want to build a road across the street and call it Discovery. Concord Township Fire Department hates divided roads. Using a new name might call for a road realignment.

Mr. Radachy informed the members that Concord Real Estate Investments, LLC also owns the two lots next door that currently have houses being rented and are legal nonconforming uses. They will remain until the owner takes actions otherwise.

Block B will remain and is 60 feet wide. There will be a requirement for a 15-foot easement on one side. It is possible that the Developer, being as he owns the property on the other side, may put an easement on both sides. It would be Mr. Radachy's recommendation to do that now so that they only will need to go to the utility companies once instead of twice.

Ms. Pesec understood that there was a stipulation stating an easement would be needed on one side of Block B and that we should include a stipulation for the other side to be done as well.

Ms. Pesec moved to approve the Quail Highlands, Phase 3 lot split plat with the eight stipulations and 2 comments submitted along with an additional stipulation requiring a utility easement on the other side of the proposed future road in Block B. Mr. Adams seconded the motion.

Discussion:

Mr. Morse wanted to hear from Mr. John Monroe with the law firm of Mansour, Gavin, Gerlock & Manos, L.P.A., representing Concord Real Estate Investments, LLC. at 1001 Lakeside Avenue, Suite 1400, Cleveland, Ohio 44114.

Mr. Monroe explained they hoped to be back in the first quarter of 2015. Last year they were here for the Lake Hospital lot split plat in which the Hospital bought about six acres of land. Then another outfit by the name of Lake SMF, LLC bought nine acres. The Developer contracted a buyer to buy an 8.54 acre parcel. The acreage is different because they were creating a 6.82 T-shaped lot.

At the time, there were two homes on two lots; one occupied, one not. They are under option to a prospective purchaser and, if they choose to exercise the option, they will give notice to the tenant in the one remaining home and then seek administrative approval to square out that corner equaling to 8.5 acres. These two homes are not owned by the Developer and not part of any proposal this evening. If the Developer exercises its option and goes into closing, he is contractually obligated to build 500 feet of Block B into a public dedicated street.

They are also in negotiations for some other parcels and the Developer has retained CT Consultants to do a wetlands study for the improvements of all of Block B to create a road from the existing cul-de-sac out to Auburn Road. This is underway at this time. This will be done in accordance with all Township and County regulations. He anticipates that they will

exceed those to match the existing roadwork of both Capital Parkway and Discovery Lane with eight-inch concrete. These are fairly significant capital improvements that they anticipate would be matched when the developer goes ahead and installs the rest of the roadway.

As far as the stipulations, the Developer is fine with those. There is a significant set back that is required by the zoning code and by the Declaration of Covenants and Restrictions for the park anyways. The utility easements fit well within those setbacks so they have no problems with those.

Ms. Pesec asked about the park and was told of the Quail Highlands' 254-acre office parkway to be attached to the golf course. This was encumbered by the Declaration of Covenants and Restrictions by the owner to have architectural control and use control over the development of the property. Ms. Pesec was hoping for a green space in the park.

Mr. Martin asked Mr. Monroe if they owned all the property on the other side of Block B and Mr. Monroe answered in the affirmative for Concord Real Estate. Mr. Monroe stated the added stipulation could be fulfilled without any issues.

The members voted on the motion on the floor and to add the additional utility easement stipulation.

Eight voted "Aye".

Subdivision Activity Report

Mr. Radachy reported the following:

- Concord Ridge Phases 2 and 3 were working towards going into maintenance for sewer, water and road. Plats were sent to be reviewed by the Prosecutor. They would like to record so the YMCA Dream House can be there. They are motivated to get started.
- Concord Ridge Phase 4, which is connected to Stanford Springs, Phase 3 will complete the road so there will be two ingress/egresses from the Subdivision. The Developer says he will be submitting in January.
- Mountainside Farms, Phase V Mylar is being reviewed by the Prosecutor. It is processing towards being recorded. This also needs to be placed into maintenance.
- Summerwood, Phase IV P (Sublot 125) is now starting to get signatures and should be recorded soon. This will be the eighth subplot of 17.

- Lake Terrace Estates in Painesville Township is a Subdivision from 2005. The developer was Lake Community Development Corp., which is now Western Reserve Development Corporation, and they will not be finishing the project. They currently have two temporary cul-de-sacs at the end of roads, paved, but not fully improved with storm sewer and curb that they own that the Township has authority over. Western Reserve is looking to dedicate the cul-de-sac roads on Shady Lane between Sunset Point and Painesville-on-the-Lake. They are working with Painesville Township to get their cul-de-sacs to proper status according to the County Engineer requirements and fix it to everyone's satisfaction.

Mr. Zondag asked if in this type of situation where someone was getting ready to abandon a subdivision once they finish what they needed to do and it would be out of maintenance at that time. Mr. Radachy stated that they were way out of maintenance. Phase 2 was filed in 2003 and was out of maintenance in 2005. Phase 3 was filed in 2005 and out of maintenance in 2006. The temporary cul-de-sacs are not dedicated, so those will need to get two-year maintenance bonds so they can be maintained.

Mr. Martin clarified the situation stating that he was on the Western Reserve Board. They were not exactly walking away; the 30-year erosion line from Lake Erie actually cuts across the last phase after it was revised. It now encroaches over six or seven lots and it cannot be built. They were not abandoning it. They are considering this issue now and will fulfill it in any way they can. The cul-de-sacs are owned by the Western Reserve.

Mr. Zondag said it was the Commission's responsibility to make sure these procedures are followed in most cases. Hopefully, as a Board we oversee this process and see that it is done in a timely manner. Sometimes, this has not been done.

Mr. Radachy said that Western Reserve Community Development has been very good about talking to the Township and us. We need to work together to make sure everything is done in a timely manner and everyone walks away satisfied.

LAND USE AND ZONING REVIEW

Concord Township – Concord Township – Zoning District Amendments from GB, Gateway Business and RD-2, Research and Development 2 to GH, Gateway Health on PPN 08-A-020-0-00-033-0, PPN 08-A-020-0-00-030-0 and part of PPN 08-A-020-A00-004-0, 8.541 Acres

Mr. Radachy said the first zoning district change is from Concord Township and will change 8.541 acres from GB, Gateway Business and RD-2, Research and Development 2 to GH, Gateway Health. This is the T-shaped property discussed earlier.

Mr. Zondag asked if the entrance to that property would be off Auburn Road or Block B and was informed that it was off Block B.

Mr. John Monroe was asked to speak on the issue of ingress/egress to this property. The property owner is now the Developer. The last site plan that he saw was showing the main entrance off Block B, but it does have a service drive onto Auburn Road. This has not been finalized. He cautioned everyone that it keeps changing and they are currently doing an analysis on the setbacks.

Mr. Radachy said the Comprehensive Plan of 2004 had the area staying industrial and non-residential use following the 92/8 split requirement between residential and industrial land use in the Township. They wanted to make sure there is enough non-residential land for industrial uses. The 2004 Plan did not anticipate the coming of the Hospital. In the 2006 Auburn-Crile Road Study, they did anticipate the Tri-Pointe Medical Center. The development of the GB District came from that Plan. At that time, it contained the use of Residential Care Facilities. Now that the Hospital is in, the uses for medical and dental have increased. Residential Care facilities are unique as they are places where people will live and work in combination.

Ms. Pesec stated that Mr. Radachy mentioned that when Gateway Business was discussed and voted, the Hospital was coming but there was nothing put in the Comprehensive Plan because rezoning needed to be done.

Mr. Radachy stated the Hospital was added to RD-2 as a permitted use. The Plan did not address Residential Care Facilities. It was neutral on this issue. It was discussed in the meeting, and they had decided that they did not want it in the Plan. The Plan was adopted in 2006 and the Hospital came in 2008. Since then, the Township's Zoning Commission has seen enough requests for this use that they decided to create a special district (GH, Gateway Health) to include this in the Gateway Health District. The Commission has already rezoned one nine-acre area to the north on Auburn Road to GH, Gateway Health. This Board had recommended this change.

Staff is recommending the zoning district change. Land Use and Zoning recommended the change also.

Mr. Zondag asked about the impact on traffic and demands for public materials.

Mr. Radachy said the Township was creating a new crossroad as a connector to alleviate some of the traffic problems. This area is relatively close to the connector. This particular piece of property contains Block B.

Ms. Pesec said we have no idea what will be built there. We are just rezoning it.

Mr. Monroe was asked to address the members on this rezoning issue. He stated the Developer was in negotiations with Concord Township for an acquisition of a small portion of land for the installation of a traffic circle at this location and then the Township will build a connector road to Route 44. As far as the traffic counts for this project, they do not anticipate it will be a significant traffic generator based on what the Developer is telling them about the buyer of the land. There is sufficient capacity now and there will be more capacity once the improvements area made.

Ms. Pesec asked if they heard any mention that some of the property owned by Concord Real Estate Investment is going to be sold or transferred to Concord Township.

Mr. Monroe stated that they had issued a notice of intent to acquire the land necessary for the roundabout. They are in negotiations with a number of different prospective purchasers for other portions of the park. He cannot say anything further at this time.

Mr. Brotzman moved to recommend the acceptance of the Concord Township Zoning District Amendments from GB, Gateway Business and RD-2, Research and Development 2 to GH, Gateway Health and Mr. Flenner seconded the motion.

Discussion:

Ms. Pesec inquired if the property owner that Concord Real Estate is in negotiations with on this particular parcel was non-profit or for-profit. Mr. Monroe stated this particular entity is for-profit. She asked if this was in the JEDD. He answered that he did not believe this property was currently in the JEDD and did not know if it would be in the future.

Ms. Pesec questioned the tax implications for the new Gateway Health District versus the Gateway Business for the Township and Mr. Radachy said he had no idea. He was not an auditor or appraiser and was not able to let her know the value of the parcels involved.

Mr. Schaedlich stated they were just looking at land use.

Mr. Radachy explained that the cost of community services show for every dollar of a single-family residential parcel, a township pays \$1.50. In every land use involved, commercial/industrial/office pays a dollar and a township pays less than a dollar in services. He has not seen a study doing a residential care facility as a separate use. He could not come up with a number for that.

Mr. Zondag called for a vote on the motion.

Seven voted "Aye".
One voted "Nay".
Motion passed.

Perry Township - Zoning Text Amendments to Sections 302.02, 302.09, 407.01, 407.02, 409.05(L) and 700

Mr. Radachy stated Perry Township had two zoning cases this month. The first one submitted was to create a text amendment to add a new use called Bar/Nightclub as a conditional use in Section 302.02 and revising Section 302.09, Playing Music Outdoors requiring outdoor music to be a certain distance from a business to a residentially used or zoned property if it is a legal non-conforming use. They are proposing a required minim distance of 50 feet from residentially zoned land.

Mr. Radachy stated that he was reviewing the submission from Perry Township the day after the Land Use and Zoning Committee meeting. He took a closer look at the rear setback requirements between a commercial zone and a residential zone and realized that the distance was only 65 feet (50-foot setback for commercial district and 15 feet for the residential district). There is the possibility that a commercial building in a commercially zoned property and a house in a properly residentially zoned property could only be required to 65 feet. Whereas, the distance between a building in a commercially zoned property and a legal non-conforming house in commercially zoned property has a building setback of 100 feet. Being a legal non-conforming zoned lot would benefit the owner as opposed to being a legally zoned lot. This issue was not presented to the Land Use and Zoning committee and may need to be addressed at this meeting.

Section 407.01 is being revised to add language covering non-sedimentary pollutants, and requiring sites smaller than one acre to also be submitted if they are part of a larger development and requiring submission and approval of a storm water prevention plan prior to construction being started. In addition, Section 407.02 is being revised allowing for a hydrologic study to be submitted, removing some of the Best Management Practices (BMPs), and revising the table to not have different categories for BMPs for sites over or under five acres. The changes in 407.01 and 407.02 are based on requirements of Perry Township's Storm Water Phase 2 Permit.

They are also adding a maximum light intensity for electronic signs in Section 409.05; and a definition for Bar/ Nightclub.

The Comprehensive Plan did not address these changes. The Perry Zoning Commission is adding a conditional use of Bar/Nightclub but did not add conditions for it in Section 500 so they would have to adhere to the general requirements. They are calling it a conditional use but have not said what the conditions are. They have added a definition.

Mr. Radachy stated there were references to "Municipal Permitting Authority" and approval by the Village" in the text language that will need to be changed to Township authority and approval.

Staff is also concerned about the definition of Bar/Nightclub, Section 500.09. They use the term “forms of amusement” in the definition. This is very open-ended. Someone may bring a form of amusement to the Township that is not wanted by the Township.

The Land Use and Zoning Committee recommended the text amendment be made with staff’s recommendation and with a recommended definition of Bar/Nightclub.

The Committee asked Mr. Radachy to write a definition of Bar/Nightclub. This is his proposed definition of Bar/Nightclub: An establishment operated as a place of entertainment, characterized by serving food and/or alcoholic beverages and having a dance floor for the patrons to dance and music either being pre-recorded or performed by a live band. This establishment may also have performances by magicians, musicians or comedians.

Mr. Zondag did not like the word dancing being used in the definition. He thought it should be more fully defined, such as dancing not covered by Adult Entertainment.

Ms. Germano stated that they might want to focus on allowing the “patrons” to dance.

Mr. Radachy said Adult Entertainment zoning must be allowed somewhere in the Township by freedom of expression in the Constitution, but it can be regulated as to where in the Township it would be placed.

Mr. Zondag said the sound issue is another thing to look at in this one. If you are putting in an outdoor facility, you should put it in a place where both parties are happy.

Mr. Schaedlich asked if the Township had a noise regulation and Mr. Radachy was not sure.

Mr. Zondag asked Mr. Radachy to check into this as far as decibels, distances from other places, parking and road issues, and the ability to handle waste.

Mr. Radachy thought it would be better to set a distance rather than a decibel level.

Ms. Pesec thought to consider setting a decibel and a time. You can hear the roar of the freeway a mile or two away when the wind blows the right way and this would require a significant setback.

Mr. Zondag said the Township should redefine it better. Create it where it is compatible such as possibly next to a school or a railroad track.

Mr. Schaedlich suggested adding athletic competitions to the list in the definition.

Ms. Pesec asked that the reasons for the changes recommended for zoning texts be explained more fully in the letters to the Townships.

Mr. Radachy said he personally goes over the recommendations with the Township Zoning Inspectors, but will do as asked.

Mr. Brotzman moved to recommend the changes be made with the staff and Land Use and Zoning Committee's recommendations. Mr. Martin seconded the motion.

All voted "Aye".

Perry Township - Zoning District Amendment from B-1, Business and Commercial to B-2, Business and Commercial, Parcel 3A-29-1, 10.2 Acres

Mr. Radachy stated the second zoning case from Perry Township was a district amendment from B-1, Business and Commercial to B-2, Business and Commercial on 10.2 acres of land located on the south side of North Ridge Road, U.S. Route 20, just east of Ohio Street. The only difference between B-1 and B-2 is that B-2 allows for single-family houses as a permitted use. The land is owned by Perry Township and has a single-family house on it. The land to the east is agriculture, the land to the west is commercial/office and land to the south and north is vacant.

The main reason Perry Township purchased this property is because they want to extend Perry Park Road across North Ridge Road and connect the Perry Park extension to Ohio, Indiana, New York and Michigan Streets to this road extension creating a safer location to turn left onto North Ridge for the residents. There will be a traffic light. The four-way intersection will be the first step to getting the traffic light. There is a large subdivision of 70 lots to the south. This could be an improvement for the area. Those streets that do not have a traffic light at North Ridge Road are those streets that only intersect North Ridge Road from one side.

Land Use and Zoning is recommending the district amendment.

Mr. Zondag asked what the Township's long-term plan is and Mr. Radachy stated it was to develop a street and to sell it back to the developer so it can actually be put back on the market again.

Mr. Schaedlich asked if they were going to stub Ohio Street and was told no, which means they will be able to exit either way. There were about 50 homes shown on the map but there were more homes on the street beyond what was shown.

Mr. Morse moved to accept the Land Use and Zoning Committee's and staff's recommendations and Ms. Hausch seconded the motion.

All voted "Aye".

REPORTS OF SPECIAL COMMITTEES:

The Coastal Plan Committee is not scheduled to meet until February 25, 2015.

CORRESPONDENCE

There was no correspondence.

OLD BUSINESS

There was no old business.

NEW BUSINESS

APA Grant

Lake County Planning and Community Development and the Lake County General Health District are applying for an American Planning Association (APA) Community Grant. The Lake County Planning Commission is being asked to submit a letter of support for this application by December 22, 2014.

Ms. Pesec moved to submit a letter from the Lake County Planning Commission in support of the APA Community Grant and Ms. Hausch seconded the motion.

All voted "Aye".

Nomination Committee

Ms. Pesec, Mr. Brotzman and Mr. Adams were selected to the Nomination Committee and will meet before the next Planning Commission meeting and provide nominations for 2015 Planning Commission officers. They are to report the results to the Planning Commission at the January 27, 2015 meeting.

Ms. Pesec moved to form the Nomination Committee for 2015 consisting of Ms. Pesec, Mr. Brotzman and Mr. Adams. Ms. Hausch seconded the motion.

All voted "Aye".

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Mr. Brotzman moved to adjourn the December 16, 2014 Planning Commission meeting and Mr. Adams seconded the motion.

The meeting was adjourned at 7:03 p. m.